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2025/0056

Ms Susan Dunford

37A Norfolk Road, Great Houghton, Barnsley, S72 0DT

Proposed side annexe extension.

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### Site Description

The application relates to a modest plot located on the north side of Norfolk Road which is bounded by Sandhill Recreation Ground to the west and north and in an area that is principally residential and characterised by detached and semi-detached bungalows and semi-detached two-storey dwellings of a similar scale and appearance.

The property in question is a modest stone-fronted bungalow constructed of pale coloured brick with a concrete tiled pitched roof. It is fronted by some soft landscaping bounded by a low brick wall with an existing driveway and single storey detached garage to the east within the plot. A conservatory is located on its west side elevation with a small, detached outbuilding to the north-west corner within the plot. The property is elevated from the street level with the topography of the area falling north-to-south. The site is bounded by timber fencing to the north, east and west.

Whilst the property in question has the appearance of a domestic dwelling, it serves as an ancillary residential care unit in connection with an existing larger facility located approximately 90 metres to the north-west at 43 John Street.



## Planning History

There is two previous planning applications associated with the development site:

1. B/79/1871/HR – Erection of 1no. dwelling. – Historic.
2. B/82/1255/HR – Erection of bungalow and formation of vehicular access. – Approved.

## Proposed Development

The applicant is seeking permission for the erection of a side attached annexe extension.

The extension would measure approximately 10.5 metres (L) x 4.4 metres (W) x 4.6 metres (H). The extension would adopt a pitched roof with a rear gable projection and would be constructed of closely matching external materials.

During the application process, the proposal was amended to address minor inconsistencies and to include the provision of a roof light to serve a bedroom within the proposed annexe.



## Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review, which is due to take place in 2027, or earlier, if circumstances require it.

### Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy LG2: The Location of Growth.***
- ***Policy GD1: General Development.***
- ***Policy POLL1: Pollution Control and Protection.***
- ***Policy D1: High quality design and place making.***
- ***Policy T3: New Development and Sustainable Travel.***
- ***Policy T4: New Development and Transport Safety.***
- ***Policy BIO1: Biodiversity and Geodiversity.***

### Supplementary Planning Document(s)

- ***Design of Housing Development (Adopted July 2023).***
- ***Biodiversity and Geodiversity (Adopted March 2024).***
- ***Parking (Adopted November 2019).***

### National Planning Policy Framework (December 2024)

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

- ***Section 8: Promoting healthy and safe communities.***

*Paragraph 96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

*a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*

*b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and*

legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

– **Section 9: Promoting sustainable transport.**

Paragraph 116. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

– **Section 12: Achieving well-designed places.**

Paragraph 135. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Other Material Considerations

- **South Yorkshire Residential Design Guide 2011 (SYRDG).**
- **National Planning Practice Guidance.**

**Consultations**

Highways Development Control	No objection.
Great Houghton Parish Council	No comments.

Local Ward Councillors	<i>No comments.</i>
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## **Representations**

Neighbour notification letters were sent to surrounding properties. No representations were received.

## **Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

## Principle of Development

Extensions and alterations to existing buildings are acceptable in principle if the development would remain subservient and be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

## Residential Amenity

Extensions and alterations to existing buildings are acceptable if the proposed development would not adversely affect the amenity of neighbouring properties or future occupants.

Regarding overshadowing impact, the proposed extension would be erected to the west of the blank gable elevation of 37 Norfolk Road with any potential impact anticipated to be limited to the evening. The proposal would also maintain the existing eaves height and be set below the existing ridge. It is therefore not considered that the amenity of the occupants of 37 Norfolk Road would be significantly detrimentally impacted. The occupant(s) of 37 Norfolk Road were notified of the application, and no objections were received.

Regarding overlooking and loss of privacy impact, new apertures would be limited to the north (front) and south (rear) elevations of the proposed extension. An existing separation distance between the application property and the neighbouring properties opposite would be maintained. An undesirable separation distance would be maintained to the rear boundary. However, the window facing the rear boundary would serve a non-habitable room that would benefit from some screening from boundary fencing. Moreover, there are no residential properties to the rear due to the land forming the Sandhill Recreation Ground. Nevertheless, the rear window would serve a washroom that could be seen from the surrounding public realm, and therefore, obscure glazing will be secured by condition to maintain reasonable levels of amenity for the occupant(s) of the application property.

Regarding reduced outlook impact, an undesirable separation distance would be maintained to the rear boundary from the rear elevation of the proposed annexe extension. However, the rear window would serve a non-habitable room (washroom) and therefore it is not considered that the amenity of the occupant(s) would be significantly detrimentally impacted.

The proposed annexe extension would consist of a washroom, single bedroom and living and dining area with a kitchenette. Whilst the washroom and bedroom would comply with SYRDGs' minimum

internal space standards, the living and dining area with kitchenette would fall short. A larger kitchen and sitting room within the existing property would however remain available and accessible for use by all occupants. All habitable rooms would benefit from reasonable access to natural light following amendments. It is acknowledged that due to the specific health needs of occupant, a roof light would be installed but not utilised until required for any potential future occupant. The proposal is therefore considered acceptable in this instance.

It is acknowledged that there could be some disruption and nuisance caused to people in the locality during construction and demolition works. However, any impact is anticipated to only be temporary and construction hours will be controlled by condition.

Subject to conditions, this is considered to weigh significantly in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy GD1: General Development and Local Plan Policy POLL1: Pollution Control and Protection and is considered acceptable regarding residential amenity.*

### Visual Amenity

Extensions and alterations to existing buildings area acceptable if the development would remain subservient and be of a scale and design appropriate to the host property and would not significantly alter or detract from the character of the street scene.

The proposal is for an attached annexe to an existing small residential care unit. The existing building has the appearance of a detached bungalow, and the proposal would result in the appearance of a domestic extension, which would be in-keeping with the residential character of the locality.

The proposed annexe extension would adopt a sympathetic form and appearance, including a width that would not be more than two thirds the width of the original building, a restrained rear projection, a pitched roof with a rear gable projection maintaining the existing eaves height and being set below the existing ridge, and the use of closely matching external materials. The extension would therefore appear subservient and would not significantly alter or detract from the character of the street scene.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and is considered acceptable regarding visual amenity.*

### Highway Safety

The proposed development would not be prejudicial to highway safety as, whilst the proposal would result in the loss of an existing detached Grimston-type garage, the garage is not of a sufficient size to be counted towards the sites' off-street parking provision. Moreover, the proposal would not result in a requirement to provide additional off-street parking spaces and an existing driveway to the front would be retained, which could accommodate two vehicles side-by-side and Highways Development Control were consulted, and no objection was received.

Considering the above, this is considered to weigh moderately in favour of the proposal.

*The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.*

### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal constitutes acceptable development in respect of highway safety and residential and visual amenity and would

comply with national and local planning policies and guidance.

**Recommendation -  
Approve with Conditions**